



County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

December 18, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
MARTIN LUTHER KING, JR., MULTI-SERVICE AMBULATORY CARE CENTER
OPERATING ROOM SURGERY SUITE REFURBISHMENT AND
PSYCHIATRIC INPATIENT UNIT
REFURBISHMENT PROJECTS
SPECS. 6664; C.P. 86772
SPECS. 6665; C.P. 86773
(SECOND DISTRICT) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve the appropriation adjustment in the amount of \$826,000 to the Operating Room Surgery Suite Refurbishment, Capital Project 86773 from the Psychiatric Inpatient Unit Refurbishment, Capital Project 86772 to complete additional project scope required by the Office of Statewide Health Planning and Development.
2. Authorize the Director of Public Works to execute Supplemental Agreement 8 to Contract PW-12826 with HMC Architects to provide additional design and construction administration support services for the Operating Room Surgery Suite Refurbishment project, and to provide additional architectural/engineering services for the utilities infrastructure replacement scope related to the Psychiatric Inpatient Unit Refurbishment for a \$216,938 not-to-exceed fee.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

3. Authorize the Director of Public Works to execute Supplemental Agreement 4 to Contract PW-12827 with Stephen Wen Associates Architects to provide additional construction administration services for the Psychiatric Inpatient Unit Refurbishment project for a \$60,000 not-to-exceed fee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow the Department of Public Works (Public Works) to complete the remaining scope of the Operating Room Surgery Suite Refurbishment project (C.P. 86773) and the Psychiatric Inpatient Unit Refurbishment project (C.P. 86772) at the Martin Luther King, Jr., Multi-Services Ambulatory Care Center (MLK-MACC).

In September 2005, your Board approved the concurrent implementation of both the Operating Room Surgery Suite Refurbishment project located in the Main Hospital building and the Psychiatric Inpatient Unit Refurbishment project located in the adjacent Augustus F. Hawkins (Hawkins) building at MLK-MACC.

MLK-MACC is currently providing outpatient services to the community. The Psychiatric Inpatient Units at the Hawkins building are currently operated under the license of LAC+USC Medical Center. The Office of Statewide Health Planning and Development (OSHPD) has jurisdiction over all construction projects within the hospital.

Operating Room Surgery Suite Project

The Operating Room Surgery Suite Refurbishment project consists of renovation of the six existing operating surgery rooms, the recovery room, and waiting room including flooring, ceiling, lighting and upgrade of the heating, ventilation, and air-conditioning (HVAC) system; refurbishment of a labor-delivery-recovery unit; repairs to waste lines in the basement through the fourth floors; construction of a new cystoscopy room; and cleaning the air ducts in the surrounding areas. The Operating Room Surgery Suite project is 95 percent complete. Only the cystoscopy room remains and is scheduled to be completed at the end of the year.

In March 2007, Phase 1 of the Operating Room Surgery Suite project was substantially complete. In April 2007, OSHPD issued a temporary occupancy permit for Phase 1. The substantial completion of Phase 2 is expected by mid February 2008, which includes the completion of the cystoscopy room. Issuance of the permanent occupancy

permit for the Operating Room Surgery Suite project Phases 1 and 2 is expected by the end of March 2008.

Replacement of the utilities infrastructure related to the Operating Room Surgery Suite project and the ceiling on the second floor of the Main Hospital building remains unfinished. We are now requesting additional funds to complete the Operating Room Suite Project including replacement of the utilities infrastructure and second floor ceiling.

Psychiatric Inpatient Unit Project

The Psychiatric Inpatient Unit Refurbishment project addresses patient safety risks, infection control, and code deficiencies. The project scope of work includes the replacement of patient room ceilings, hardware, and fixtures; accessibility upgrades to patient, staff, and public toilets; replacement or refurbishment of air-handler units and waste lines, and air duct cleaning. Originally, the scope included the third floor of the Hawkins building. The third floor currently houses laboratories (not patient rooms) leased by Drew University. A space needs assessment will be performed when Drew University vacates this area and refurbishment work related to the area is deferred this needs assessment is completed.

Air duct cleaning is fully completed for the building. The remaining work addressing the patient safety risks and infection control issues is 50 percent complete. The Psychiatric Inpatient Unit project was intended to be implemented simultaneously with the Operating Room Surgery Suite project, thereby achieving project management cost efficiencies. Due to delays caused by OSHPD for plan approvals and in obtaining occupancy for the first three phases of the project, the implementation of the Psychiatric Inpatient Unit project is now anticipated to be completed in June 2008. As a result of these delays, reallocation of project funds for project management and inspection services has increased.

Supplemental Agreements

In January 2005, a contract was executed with HMC Architects to assist with programming and scope definition services. HMC Architects' contract was subsequently amended to include design and construction administrative support services for the Operating Room Surgery Suite project for a \$3,007,127 not-to-exceed fee. We are recommending approval of Supplemental Agreement 8 for \$216,938 a not-to-exceed fee, to provide construction administration support services and obtain OSHPD approval on change order work for upgrades to the structural, electrical, and mechanical systems required as a result of the OSHPD construction inspections at the Operating Room Surgery Suite project. It is recommended that your Board approve

reallocation of savings from the Psychiatric Inpatient Unit Refurbishment project to the Operation Room Surgery Suites Refurbishment project to replace or upgrade the structural, electrical, and mechanical systems required to obtain a permanent OSHPD occupancy permit.

In addition, we are also recommending HMC Architects complete the plans and specifications, obtain jurisdictional agency approval, including additional scope that may be required for the utilities infrastructure replacement work related to the Psychiatric Inpatient Unit Refurbishment project. Approval of Supplemental Agreement 8 will increase the total amount of HMC Architects' contract PW-12826 to \$3,224,065.

In January 2005, a contract was executed with Stephen Wen Associates Architects to design the ceiling refurbishment and identify patient safety deficiencies in the Psychiatric Unit. Stephen Wen Associates Architects' contract was subsequently amended to include design and construction administration services for all the improvements identified at the psychiatric inpatient unit for a \$471,735 not-to-exceed amount. We are recommending approval of Supplemental Agreement 4 for a \$60,000 not-to-exceed amount, to provide additional construction administration services for the Psychiatric Inpatient Unit Refurbishment project through the anticipated project completion date. Approval of Supplemental Agreement 4 will increase the total amount of Stephen Wen Associates Architects' Contract PW-12827 to \$531,735.

Implementation of Strategic Plan Goals

These actions meet the Countywide Strategic Plan Goal of Fiscal Responsibility (Goal 4) as these projects are an investment in public infrastructure. These actions will further the Countywide Strategic Plan Goal of Service Excellence (Goal 1), and client-centered Health and Mental Health Services (Goal 7) by improving standards of healthcare to the residents of the County of Los Angeles.

FISCAL IMPACT/FINANCING

The original project approved by your Board in September 2005, totaled \$32,000,000, consisting of \$12,550,000 for the Operating Room Surgery Suite project and \$19,450,000 for the Psychiatric Inpatient Unit Refurbishment project.

The Operating Room Surgery Suite project is nearing completion. The Psychiatric Inpatient Unit Refurbishment project is scheduled to be completed in June 2008 with a budget savings of \$826,000.

The attached appropriation adjustment (Attachment B) will transfer appropriation in the amount of \$826,000 to the Operating Room Surgery Suite Refurbishment project (C.P. 86773) from the Psychiatric Inpatient Unit Refurbishment project (C.P. 86772). This appropriation transfer will fund HMC Architects' Supplemental Agreement 8 for design and construction administration services and construction costs to implement the additional OSHPD required upgrades to the mechanical and medical gas systems to obtain the permanent occupancy permit. Upon approval by your Board of the appropriation adjustment, the revised project budget for the Operating Surgery Suite Refurbishment project will total \$13,376,000.

The Stephen Wen Associates Architects Supplemental Agreement 4 can be funded within the revised total project budget of \$18,624,000.

The aggregate amount for both project remains within your Board's approved combined total of \$32,000,000. The combined Project Schedule and Budget Summaries are included in Attachment A.

The Operating Room Surgery Suite and the Psychiatric Inpatient Unit Refurbishment projects are funded with net County cost.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Standard supplemental agreements, in the form previously approved by County Counsel, will be used. The agreements include the standard Board-directed clauses that provide for contract termination, renegotiation, hiring qualified displaced County employees, and consideration for Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) program participants for future employment.

The agreements also require contractors and consultants to show full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program), Chapter 2.203 (Contractor Employee Jury Service Program), and Board Policy 5.135 (Safely Surrendered Baby Law).

ENVIRONMENTAL DOCUMENTATION

In September 2005, your Board found that both projects were categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, Paragraphs (a) and (d), of the State CEQA Guidelines; and Class 1, Paragraphs (c) and (d), of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987.

CONTRACTING PROCESS

On January 18, 2005, your Board authorized Public Works to enter into consultant services agreements for design of the necessary refurbishments for the projects. Construction contracts for the projects were authorized using Public Works' Board-approved job order contracts. Public Works used job order contracts with Mackone Development, Inc., for the Operating Room Surgery Suite Refurbishment Project, and ACE Engineering and Angeles Construction for the Psychiatric Inpatient Unit Refurbishment project.

HMC Architects' contract agreement PW-12826 includes program/scope definition, design and construction administration support services for a \$3,007,127 not-to-exceed amount. Supplemental Agreement 8 for a \$216,938 not-to-exceed amount will provide construction administration support services and obtain OSHPD approval on change order work for upgrades to the mechanical and medical gas system required by OSHPD in the field for the Operating Room Surgery Suite Refurbishment project. In addition, Supplemental Agreement 8 authorizes HMC Architects to complete the plans and specifications, obtain jurisdictional agency approval, including additional scope that may be required for the utilities infrastructure replacement work related to the Psychiatric Inpatient Unit Refurbishment project. Approval of Supplemental Agreement 8 will increase the total amount of Contract PW-12826 to \$3,224,065.

Stephen Wen Associates Architects' contract agreement PW-12827 includes design of the ceiling refurbishment and identification and design of patient safety deficiencies in the Psychiatric Inpatient Unit for a \$471,735 not-to-exceed amount. Supplemental Agreement 4 for a \$60,000 not-to-exceed amount will provide additional construction administration services required until completion of the Psychiatric Inpatient Unit Refurbishment project anticipated in June 2008. Approval of Supplemental Agreement 4 will increase the total amount of Contract PW-12827 to \$531,735.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current services to the facility as a result of these recommended actions. Public Works and its consultants have worked with Health Services to develop a construction plan that minimizes impact to operations at the two buildings during construction.

The Honorable Board of Supervisors
December 18, 2007
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CONCLUSION

Upon approval of the recommendations, please forward an adopted, stamped copy of the Board letter to my office.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DLW:DL
JSE:DJT:DKM:z

Attachment

c: County Counsel
Office of Affirmative Action Compliance
Department of Health Services
Department of Public Social Services (GAIN/GROW Program)
Department of Public Works (Project Management I)

December 18, 2007

ATTACHMENT A

DEPARTMENT OF PUBLIC WORKS: MARTIN LUTHER KING, JR.-HARBOR HOSPITAL OPERATING ROOM SURGERY SUITE REFURBISHMENT AND PSYCHIATRIC INPATIENT UNIT REFURBISHMENT PROJECTS

I. PROPOSED PROJECT SCHEDULE

Project Activity	Completion Dates	Revised Completion Dates
PSYCHIATRIC EMERGENCY ROOM AND INPATIENT UNIT REFURBISHMENT		
Design	06/09/05	06/09/05 (1)
Jurisdictional Approval	07/07/05	10/24/05 (1)
Construction Bid, Award, and Execution (JOC)	07/21/05	09/21/05 (1)
Construction		
Substantial Completion	01/22/07	02/15/08
Acceptance	03/22/07	04/15/08
UTILITIES INFRASTRUCTURE REPLACEMENT RELATED TO PSYCHIATRIC EMERGENCY ROOM AND INPATIENT UNIT		
Design	09/22/05	01/09/06 (1)
Jurisdictional Approval	10/20/05	10/12/06 (1)
Construction Bid, Award, and Execution (JOC)	11/03/05	03/21/07 (1)
Construction		
Substantial Completion	04/23/07	05/31/08
Acceptance	06/22/07	06/30/08
OPERATING SURGERY SUITE RENOVATION		
Design	04/25/07	04/25/05 (1)
Jurisdictional Approval	06/20/07	11/14/05 (1)
Construction Bid, Award, and Execution (JOC)	07/06/07	01/11/06 (1)
Construction		
Substantial Completion	12/31/05	02/15/08
Acceptance	02/15/06	03/28/08
UTILITIES INFRASTRUCTURE REPLACEMENT RELATED TO OPERATING SURGERY SUITE		
Design	07/08/05	10/06/05 (1)
Jurisdictional Approval	08/08/05	07/11/06 (1)
Construction Bid, Award, and Execution (JOC)	08/22/05	07/11/06 (1)
Construction		
Substantial Completion	02/15/06	02/15/08
Acceptance	04/17/06	03/28/08

(1) Actual completion date.

(2) The six operating rooms under Phase 1 were substantially completed in March 2007. The cystoscopy room under Phase 2 is scheduled for completion in February 2008.

II. PROJECT BUDGET SUMMARY

Budget Category	Board- Approved Project Budget	Impact of these Actions	Revised Project Budget
<u>C.P. 86772</u>			
Psychiatric Inpatient Unit Refurbishment Project:			
Construction	\$16,104,000	\$(3,066,924)	\$13,037,076
Plans and Specifications	1,768,000	142,300	1,910,300
Miscellaneous Expenditures	28,000	33,000	61,000
Jurisdictional Agency Review	200,000	18,500	218,500
County Services	<u>\$ 1,350,000</u>	<u>\$ 2,047,124</u>	<u>\$ 3,397,124</u>
Subtotal	\$19,450,000	\$ (826,000)	\$18,624,000
<u>C.P. 86773</u>			
Operating Room Surgery Suite Refurbishment Project:			
Construction	\$ 9,281,000	\$ 582,500	\$9,861,500
Plans and Specifications	1,800,000	45,500	1,845,500
Miscellaneous Expenditures	22,000	3,500	25,500
Jurisdictional Agency Review	135,000	23,500	158,500
County Services	<u>\$ 1,312,000</u>	<u>\$ 171,000</u>	<u>1,485,000</u>
Subtotal	\$12,550,000	\$ 826,000	\$13,376,000
Total Budget of these Actions	\$32,000,000	\$ 0	\$32,000,000

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S.
No.

060

DEPARTMENT OF **Chief Executive Office**

DECEMBER 4, 2007

AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2007-08
3 - VOTES

SOURCES

Capital Projects/Refurbishments
Department of Health Services
MLK Psych Unit Project
Fixed Assets: Building and Improvements

A01-CP-6014-65036-86772 \$826,000

Total: \$826,000

USES

Capital Projects/Refurbishments
Department of Health Services
MLK Operating Surgery Room Project
Fixed Assets: Building and Improvements

A01-CP-6014-65036-86773 \$826,000

Total: \$826,000

JUSTIFICATION

This adjustment is necessary to reallocate appropriation within the Fiscal Year (FY) 2007-08 Capital Projects/Refurbishment Budget to complete the Operating Room Surgery Suite Project. This appropriation transfer will fund HMC Supplemental Agreement 8 for design and construction administration services and construction costs to implement the additional OSHPD required upgrades to the structural, electrical and mechanical systems to obtain the permanent occupancy permit.


Jan Takata - CEO Capital Projects

CHIEF EXECUTIVE OFFICER'S REPORT

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR -

ACTION

RECOMMENDATION

APPROVED AS REQUESTED

AS REVISED

12/5

20 07

CHIEF EXECUTIVE OFFICER

AUDITOR-CONTROLLER

BY

APPROVED (AS REVISED):
BOARD OF SUPERVISORS

20

NO.

049

Dec 4

2007

BY

DEPUTY COUNTY CLERK